094.0	0007	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	965,400 / 965,400
					USE VALUE:	965,400 / 965,400
					ASSESSED:	965,400 / 965,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SENSALE DAVID K/LISA A
Owner 2:	
Owner 3:	
Street 1:	35 PETER TUFTS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAFFERTY MICHAEL E/ETAL -
Owner 2:	CAFFERTY DIANNE B -
Street 1:	35 PETER TUFTS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .357 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Vinyl Exterior and 1746 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15530.000	372,400	3,900	589,100	965,400
Total Card	0.357	372,400	3,900	589,100	965,400
Total Parcel	0.357	372,400	3,900	589,100	965,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 552.92 /Parcel: 552.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 62014
GIS Ref
GIS Ref
Insp Date 08/16/18

!7774!

PREVIOUS ASSESSMENT

Parcel ID: 094.0-0007-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	372,400	3900	15,530.	589,100	965,400		Year end	12/23/2021
2021	101	FV	361,100	3900	15,530.	589,100	954,100		Year End Roll	12/10/2020
2020	101	FV	361,100	3900	15,530.	589,100	954,100	954,100	Year End Roll	12/18/2019
2019	101	FV	272,200	3900	15,530.	597,500	873,600	873,600	Year End Roll	1/3/2019
2018	101	FV	272,200	2800	15,530.	446,100	721,100	721,100	Year End Roll	12/20/2017
2017	101	FV	272,200	2800	15,530.	404,000	679,000	679,000	Year End Roll	1/3/2017
2016	101	FV	272,200	2800	15,530.	387,100	662,100	662,100	Year End	1/4/2016
2015	101	FV	256,600	2800	15,530.	328,200	587,600	587,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:09:24

LAST REV

Date	Time
08/31/18	09:29:06
apro	
7774	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAFFERTY MICHAE	47153-433		3/24/2006		593,000	No	No		
COLLAZO ANDREW/	26628-519		8/30/1996		216,250	No	No		Y

USER DEFINED

Prior Id # 1:	62014
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/1998	410	Manual	3,500	C				REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	MEAS&NOTICE	BS	Barbara S
1/17/2009	Meas/Inspect	197	PATRIOT
10/26/2006	MLS	HC	Helen Chinal
11/18/2000	Hearing Chag	189	PATRIOT
3/15/2000	Inspected	276	PATRIOT
2/1/2000	Measured	197	PATRIOT
8/6/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15530		Sq. Ft.	Site		0	70.	0.54	5			Shape	-5					589,119						589,100	

Total AC/HA:	0.35652	Total SF/SM:	15530	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	589,119	Spl Credit		Total:	589,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31539917
Const Adj.:	0.99989998
Adj $ / SQ:	177.561
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417499
Depreciation:	45090
Depreciated Total:	372409

COMMENTS

OF=TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

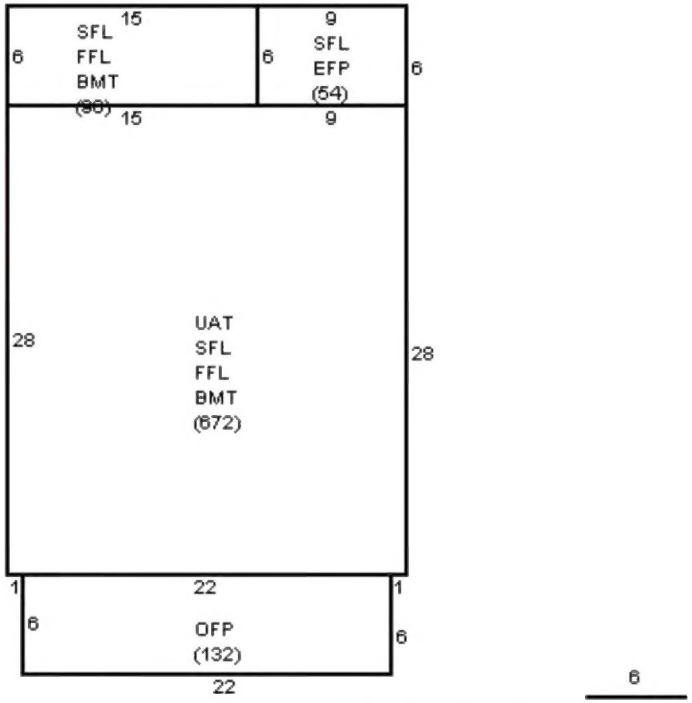
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	177.56
Special Features:	0	Val/Su Net:	138.23
Final Total:	372400	Val/Su SzAd	235.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	816	177.560	144,890
BMT	Basement	762	53.270	40,590
FFL	First Floor	762	177.560	135,302
UAT	Upper Attic	168	136.720	22,969
OFP	Open Porch	132	29.000	3,828
EFP	Enclos Porch	54	72.590	3,920

Net Sketched Area:	2,694	Total:	351,499
Size Ad	1578	Gross Area	3198	FinArea	1746
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0007-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	8X18	A	AV	1915	32.36	T	40	101			2,800			2,800
19	Patio	D	Y	1	16X24	A	AV	2004	3.23	T	12	101			1,100			1,100

More:	N	Total Yard Items:	3,900	Total Special Featues:		Total:	3,900

IMAGE

AssessPro Patriot Properties, Inc